

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95 -97		EGERTON RD, ARLINGTON

OWNERSHIP

Owner 1:	DODGE ELIZABETH ANN/TRUSTEE			
Owner 2:	CROSBY SHEILA M/TRUSTEE			
Owner 3:	97 EGERTON RD REALTY TRUST			
Street 1:	95 EGERTON RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	CROSBY ELIZABETH -		
Owner 2:	-		
Street 1:	95 EGERTON RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 2774 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
104	Two Family		5469		Sq. Ft.	Site

Total AC/HA: 0.12555	Total SF/SM: 5469	Parcel LUC: 104	Two Family	Prime NB Desc	ARLINGTON	Total: 467,258	Spl Credit	Total: 467,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5469.000	488,700	4,400	467,300	960,400
Total Card	0.126	488,700	4,400	467,300	960,400
Total Parcel	0.126	488,700	4,400	467,300	960,400
Source: Market Adj Cost	Total Value per SQ unit /Card:			346.24	/Parcel: 346.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	488,700	4400	5,469.	467,300	960,400		Year end	12/23/2021
2021	104	FV	465,000	4400	5,469.	467,300	936,700		Year End Roll	12/10/2020
2020	104	FV	465,100	4400	5,469.	467,300	936,800	936,800	Year End Roll	12/18/2019
2019	104	FV	377,200	4400	5,469.	496,500	878,100	878,100	Year End Roll	1/3/2019
2018	104	FV	377,200	4400	5,469.	362,100	743,700	743,700	Year End Roll	12/20/2017
2017	104	FV	331,100	4400	5,469.	315,400	650,900	650,900	Year End Roll	1/3/2017
2016	104	FV	331,100	4400	5,469.	268,700	604,200	604,200	Year End	1/4/2016
2015	104	FV	274,900	4400	5,469.	262,800	542,100	542,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
3/9/2009	Meas/Inspect	163	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
11/1/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
2/1/1992		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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[illegible]

467,258	Spl Credit	Total:	467,300
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2023

